143.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,500 / 833,500
					USE VALUE:	833,500 / 833,500
					ASSESSED:	833,500 / 833,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER JUDITH A
Owner 2:	
Owner 3:	
Street 1:	32 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,412 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 2542 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9412.000	271,600		561,900	833,500
Total Card	0.216	271,600		561,900	833,500
Total Parcel	0.216	271,600		561,900	833,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.96 | /Parcel: 327.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92866

GIS Ref

GIS Ref

Insp Date 10/17/18

!11116!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,600	0	9,412.	561,900	833,500	833,500	Year End Roll	12/18/2019
2019	101	FV	226,800	0	9,412.	526,800	753,600	753,600	Year End Roll	1/3/2019
2018	101	FV	226,200	0	9,412.	435,500	661,700	661,700	Year End Roll	12/20/2017
2017	101	FV	226,200	0	9,412.	400,300	626,500	626,500	Year End Roll	1/3/2017
2016	101	FV	226,200	0	9,412.	365,200	591,400	591,400	Year End	1/4/2016
2015	101	FV	212,300	0	9,412.	358,200	570,500	570,500	Year End Roll	12/11/2014
2014	101	FV	212,300	0	9,412.	332,900	545,200	545,200	Year End Roll	12/16/2013
2013	101	FV	212,300	0	9,412.	316,800	529,100	529,100		12/13/2012

PRINT

Date	Time
12/11/20	01:19:19

LAST REV

Date	Time
02/19/19	13:32:59
ekelly	

PAT ACCT. 11116

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDERSON FRITS	26412-525		6/18/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2013	1527	Re-Roof	9,500	C				
5/26/2005	421	New Wind	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Inspected	BS	Barbara S
6/9/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
11/10/2008	Meas/Inspect	163	PATRIOT
1/4/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
7/18/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9412		Sq. Ft.	Site		0	80.	0.75	9									561,889						561,900	

Total AC/HA: 0.21607 | Total SF/SM: 9412 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 561,889 | Spl Credit | Total: 561,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BIEGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21285176
Const Adj.:	0.98990101
Adj $ / SQ:	126.063
Other Features:	88692
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393578
Depreciation:	122009
Depreciated Total:	271569

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	1				HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

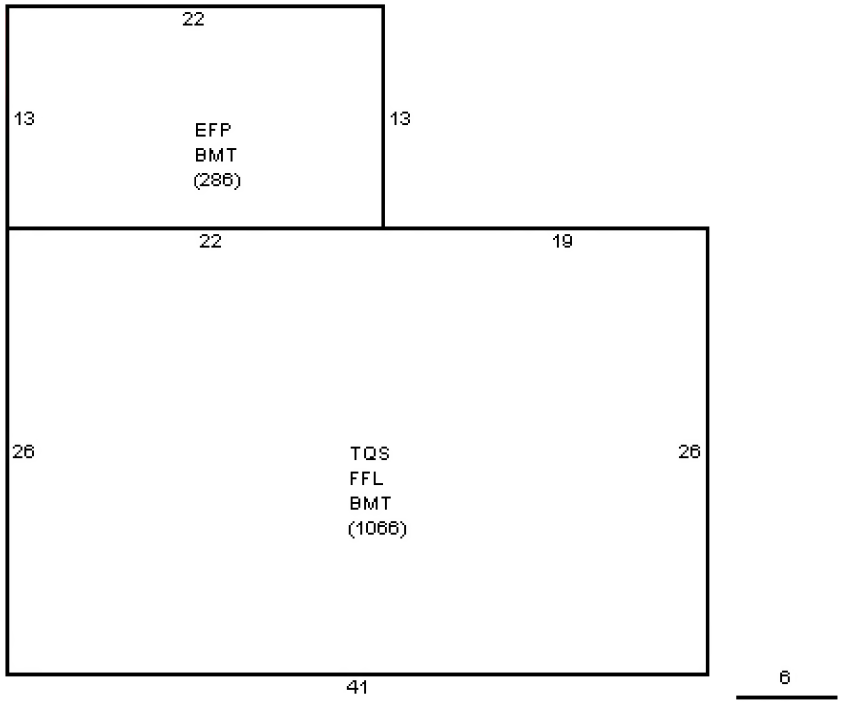
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.06
Special Features:	0	Val/Su Net:	77.51
Final Total:	271600	Val/Su SzAd	145.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,352	43.870	59,312
FFL	First Floor	1,066	126.060	134,384
TQS	3/4 Story	800	126.060	100,788
EFP	Enclos Porch	286	36.370	10,403

Net Sketched Area:	3,504		Total:	304,887	
Size Ad	1865.5	Gross Are	3770	FinArea	2542

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: